

ORDINANCE NO. ____ OF 2012

BY:

AN ORDINANCE AMENDING CHAPTER 106 OF THE CODE OF ORDINANCES, THE CITY OF SHREVEPORT ZONING ORDINANCE, BY REZONING PROPERTY LOCATED ON THE SE CORNER OF PIERREMONT AND WILLARD, SHREVEPORT, CADDO PARISH, LA, FROM B-1, BUFFER BUSINESS DISTRICT TO B-1-E, BUFFER BUSINESS/EXTENDED USE DISTRICT LIMITED TO A "RESTAURANT WITH A DRIVE THRU" ONLY, AND TO OTHERWISE PROVIDE WITH RESPECT THERETO

SECTION I: BE IT ORDAINED by the City Council of the City of Shreveport, Caddo Parish, LA, in due, legal and regular session convened, that the zoning classification of Lots 21 and 22, Block O, South Side Park Annex, Shreveport, Caddo Parish, LA, property located on the SE corner of Pierremont and Willard, be and the same is hereby changed from B-1, Buffer Business District to B-1-E, Buffer Business/Extended Use District limited to a "restaurant with a drive thru" only.

SECTION II: THAT the rezoning of the property described herein is subject to compliance with the following stipulation:

- 1. Development of the property shall be in substantial accord with a revised site plan showing the site is in compliance with the requests stated by the engineering department having the entrance off Willard and exiting onto Pierremont. This plan shall be submitted to and approved by the Planning Director.**

BE IT FURTHER ORDAINED that if any provision or item of this ordinance or the application thereof is held invalid, such invalidity shall not affect other provisions, items, or applications of this ordinance which can be given effect without the invalid provisions, items, or applications and to this end the provisions of this ordinance are hereby declared severable.

BE IT FURTHER ORDAINED that all ordinances or parts thereof in conflict herewith are hereby repealed.

C-18-12
Richard Elliott

**METROPOLITAN PLANNING COMMISSION
LAND USE REPORT – APRIL 4, 2012**

id

CASE NO:	C-18-12: 1000 Block Pierremont Road	District: C/O. Jenkins
APPLICANT:	RICHARD ELLIOTT	District: 4/Linn
LAND OWNER:	Richard E. Elliott, Sr. & Patsy N. Elliott	
LOCATION:	SE corner of Pierremont & Willard	
ZONING:	B-1 to B-3	
PROPOSED:	Restaurant with drive thru or other uses within this zoning classification	

GENERAL INFORMATION:

- The applicant is requesting to rezone this site from B-1 to B-3 for a drive-thru restaurant.
- **B-3 would appear to be too intense for this location. There is no B-3 in the immediate vicinity.**
- **A drive-thru restaurant could adversely impact this already congested area.**

SITE PLAN CONSIDERATIONS:

- Proposed structure is 12' X 34' (408 sq. ft.) and requires 2 parking spaces as there is no inside dining.
- A 6' solid wood screening fence is proposed along the south property line.
- The site plan says that 1 small tree is required every 30 feet, but only bushes are shown in the landscaping strip.
- The entrance to the drive-thru is located off a residential street.
- **The site plan does not comply with development standards.** The deficiencies are as follows:
 1. The driveway entrance on Willard Street is too close to the south property line and the driveway apron flares past this property line.
 2. City Engineering does not believe that a truck can turn into the proposed location for the dumpster. They asked the applicant for a site plan showing "auto turn" for the dumpster, but as of this time, one has not been submitted.
 3. Engineering will require an area for storm water retention. A retaining wall may be required along Pierremont as the property has a steep incline, but as of yet, nothing has been submitted for City Engineering to review.

PUBLIC'S ASSESSMENT

Three spoke in opposition.

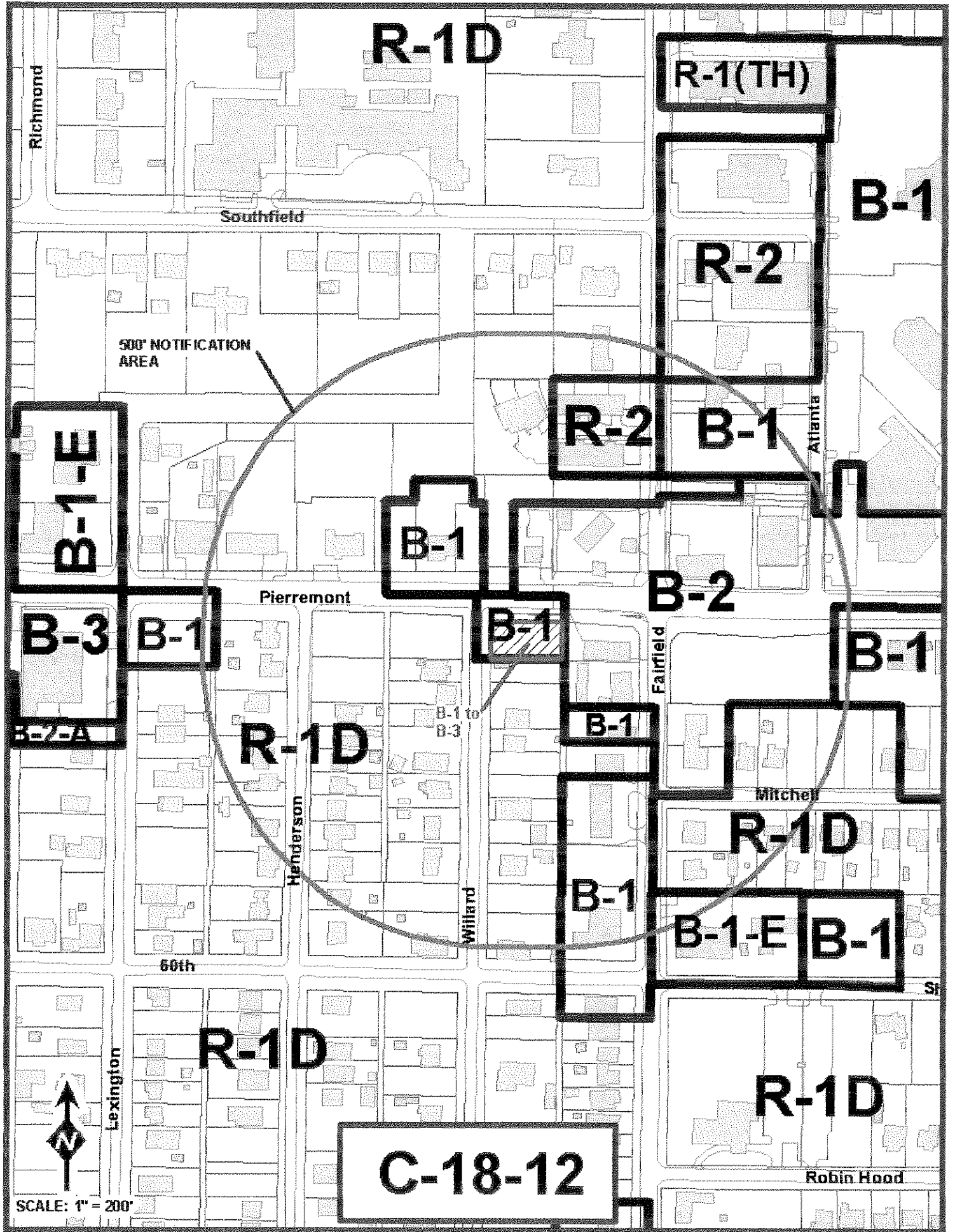
BOARD'S DECISION

The Board voted 9-0 to recommend approval of B-1-E zoning limited to a "restaurant with a drive thru" only subject to compliance with the following stipulation:

- 1. Development of the property shall be in substantial accord with a revised site plan showing the site is in compliance with the requests stated by the engineering department having the entrance off Willard and exiting onto Pierremont. This plan shall be submitted to and approved by the Planning Director.**

The information stated herein is the result of discussion by a staff review team. The Board members will use all information made available to them in making their decision.

A Planning Commission approval is a use approval only. The applicant is still responsible for complying with all other applicable Zoning Ordinance requirements and obtaining all necessary permits and approvals from other departments or agencies. This shall include, but not be limited to the requirements of the Zoning Administrator, building permits, liquor licenses, the parish health unit, and Certificates of Occupancy.



APPLICATION:

CITY CASE

PARISH SE

APPLICANT'S NAME:

RICHARD E. ELLIOTT

PEOPLE REPRESENTED BY APPLICANT other than self or property owner (if public information):

MAILING ADDRESS FOR ALL CORRESPONDENCE:

5811 DILLINGHAM

PHONE:

861.6251

(between 8:00 & 5:00)

SHREVEPORT, LA

ZIP CODE:

71106

FAX #

EXISTING ZONING:

B-1

PROPOSED ZONING:

B-3

ACCEPTABLE ALTERNATIVE:

MPC APPROVAL



SITE PLAN



PBG APPROVAL



PUD APPROVAL



PROPOSED USE:

BAR-B-Q TO GO

EXISTING USE:

NOT IN USE

IMPROVEMENTS TO BE CONSTRUCTED/REMOVED/DEMOLISHED:

CONCRETE PARKING AND DRIVEWAY PLUS 12X34 16X24 STICK FRAMED BUILDING

REASON FOR APPLICATION (justification for zoning change):

CANNOT OPERATE A RESTAURANT IN B-1 ZONING

PIERRE-MONT & FAIRFIELD

ADDRESS OF SITE:

LOT 21+22 BLOCK 0 SOUTHSIDE PARK ANNEX

ASSESSOR'S ACCOUNT NUMBER:

171424-98-29

Found on tax notice - example: 171413-057-0047-00

LEGAL DESCRIPTION:

LOT 21+22 BLOCK 0 SOUTHSIDE PARK ANNEX

NAME, ADDRESS, AND SIGNATURE OF ALL PROPERTY OWNERS: The property owner's signature is mandatory.

ALL property owners must sign. All property owners must sign unless one person has the power of attorney to sign for others and that power of attorney is submitted with the application. A managing partner in a corporation may sign and submit written authorization, or write "managing partner" by the signature. If in business name or corporation, list all persons owning 5% or more. Attach separate sheet if necessary.

Richard E. Elliott

Name

5811 Dillingham

Address

Signature

Name

Address

Signature

Name

Address

Signature

C- 18 - '12

STATEMENT OF INTENT GENERAL REZONING

APPLICANT'S NAME: RICHARD ELLIOTT

NATURE AND DESCRIPTION OF BUSINESS: DRIVE THROUGH B.B.Q RESTAURANT
B.B.Q RIBS, BRISKET, SANDWICHES BEANS & POTATO SALAD

REASON FOR AMENDMENT: (It is public policy to amend the Zoning Ordinance only when one or more of the following conditions prevail)

_____ ERROR (there is a manifest error in the Zoning Ordinance)

X CHANGE IN CONDITIONS (changing conditions in a particular area make change in the Ordinance necessary and desirable)

 X INCREASE IN NEED FOR SITES FOR BUSINESS & INDUSTRY (increased need for sites in addition to sites that are available)

_____ SUBDIVISION OF LAND (the subdivision of land into urban building sites makes reclassification necessary and desirable)

SQUARE FEET OF PROPERTY: ABOUT 10,000 sq. ft

SQUARE FEET OF STRUCTURE(S) 168.34 544 sq ft

PARKING SPACES REQUIRED: 3 SPACES PROVIDED: 3

HOURS OF OPERATION (state proposed hours) 11:00 AM to 5:00 PM OR UNTIL I RUN OUT
To operate beyond these hours, you will need to check "Hours of Operation" under "Variance Request" on the application page. OF MEAT

B-1	7AM to 7PM,
B-2 (within 300' of residential)	7AM to 10PM
B-2 (not within 300' of residential)	7AM to 12 midnight
B-3 hours	7AM to 12 midnight
SPI-3	7AM to 9PM

IS WATER PROVIDED
BY THE CITY OF SHREVEPORT? ☒

IF NOT - WHAT IS THE SOURCE
OF WATER?

IS SEWER PROVIDED
BY THE CITY OF SHREVEPORT? ☒

IF NOT - WHAT IS THE SOURCE
OF SEWER?

IF SEPTIC TANK - HAS IT BEEN APPROVED BY THE HEALTH DEPARTMENT? _____
Water and/or Sewer availability letter will be required see the bottom of "check list" page
(second page of application packet).

IS PROPERTY IN A FLOOD PLAIN/FLOOD WAY? NO

C-18-12

SHREVEPORT METROPOLITAN PLANNING COMMISSION TECHNICAL REVIEW

- ☐ Dept. of Public Works - City Engineer All Cases
- ☐ Traffic Engineering - Traffic Engineer All Cases
- ☐ Dept. of Water & Sewer - Engineering Dept. All Cases
- ☐ Permits & Inspections - Plans Examiner Cross Lake Cases
- ☐ Fire Prevention City Cases
- ☐ Parish Engineer Parish Cases
- ☐ Health Department Parish Cases
- ☐ Police - OSI Liquor Cases

INFORMATION CONCERNING PLOT PLANS SUBMITTED.

- ☒ Site is currently vacant & unimproved.
- ☐ All improvements are existing - no new construction
- ☐ Addition to structure
- ☒ Addition of a separate building
- ☐ No plot plan available at this time
- ☐ Misc. information:

COMMENTS PROPOSED FOR INCLUSION IN ZONING ORDINANCE:

see attached

COMMENTS: FOR THE BENEFIT OF THE PLANNER PROCESSING THE CASE

see attached

- PLEASE SEND WRITTEN COMMENTS AND RECOMMENDATIONS ON EACH CASE

BY 3-28-12

TO: Reggie Mims

RECEIVED
MAR 27 2012
METROPOLITAN PLANNING
COMMISSION

DEADLINE FOR FILING FINAL PACKET INFORMATION IS 5 P.M. THE WEDNESDAY BEFORE MEETING;
AFTER THIS DATE AND TIME, INFORMATION MAY BE SUBMITTED AT THE MEETING.

On the date of the public hearing, a guided tour of most of the sites is offered to the Board members. Anyone interested in more information about the tour should contact the Planning Director at 673-6474 at least 72 hours prior to the public hearing date.
If no tour is scheduled, the members will meet for lunch in the MPC Conference Room prior to the public hearing.

AGENDA
 SHREVEPORT METROPOLITAN PLANNING COMMISSION
 PUBLIC HEARING - APRIL 4, 2012 - 1 P.M.
 GOVERNMENT PLAZA CHAMBER - 505 TRAVIS STREET

NOTE: THIS IS A PRELIMINARY AGENDA ONLY. THE FINAL AGENDA WITH STAFF REPORTS, SITE PLAN AND VICINITY MAPS WILL TYPICALLY BE AVAILABLE THE SATURDAY PRIOR TO THE PUBLIC HEARING DATE.

- I. CALL TO ORDER
- II. INVOCATION
- III. REMARKS BY CHAIRMAN
- IV. PUBLIC HEARING
 - A. DEDICATIONS/ABANDONMENTS/SITE PLANS/SUBDIVISIONS/MPC APPROVALS
 - B. ZONING APPLICATIONS WITH DEFERRED & CONTINUED CASES LISTED FIRST

CITY COUNCIL DISTRICT C - O. JENKINS

1. **C-16-12:** 2500 Block Flyer Drive
 HARBOR CLUB APARTMENTS, L.L.C.
 Nour Enterprises, L.L.C.
 SE'ly side of Flyer Drive 2,400' east of Shreveport-Barksdale Highway
 R-1D to R-3
 Apartments, or other uses within this zoning classification
 District: 4/Linn
 R. Mims
2. **C-17-12:** 235 East 68th Street
 COMMON GROUND COMMUNITY, INC.
 Same
 South side of East 68th Street 110' east of Southern Avenue
 B-2 to R-1D
 Single family residence **or other uses within this zoning classification**
 District: 6/Baker
 N. Majure
3. **C-18-12:** 1000 Block Pierremont Road
 RICHARD ELLIOTT
 Richard E. Elliott, Sr. & Patsy N. Elliott
 SE corner of Pierremont & Willard
 B-1 to B-3
 Restaurant with drive thru **or other uses within this zoning classification**
 District: 4/Linn
 I. Dean

RECEIVED
 MAR 20 2012
 METROPOLITAN PLANNING
 COMMISSION

Reggie: The main Problem is the steep Grade of the Driveway on Pierremont. most of the site is too steep and since the entire site is to be paved Detention (storm water) will be required

C-18-12

SHREVEPORT METROPOLITAN PLANNING COMMISSION TECHNICAL REVIEW

- | | | |
|-------------------------------------|--|------------------|
| <input type="checkbox"/> | Dept. of Public Works - City Engineer | All Cases |
| <input type="checkbox"/> | Traffic Engineering - Traffic Engineer | All Cases |
| <input checked="" type="checkbox"/> | Dept. of Water & Sewer - Engineering Dept. | All Cases |
| | | Cross Lake Cases |
| <input type="checkbox"/> | Permits & Inspections - Plans Examiner | City Cases |
| <input type="checkbox"/> | Fire Prevention | City Cases |
| <input type="checkbox"/> | Parish Engineer | Parish Cases |
| <input type="checkbox"/> | Health Department | Parish Cases |
| <input type="checkbox"/> | Police - OSI | Liquor Cases |

INFORMATION CONCERNING PLOT PLANS SUBMITTED.

- | | |
|-------------------------------------|---|
| <input checked="" type="checkbox"/> | Site is currently vacant & unimproved. |
| <input type="checkbox"/> | All improvements are existing - no new construction |
| <input type="checkbox"/> | Addition to structure |
| <input checked="" type="checkbox"/> | Addition of a separate building |
| <input type="checkbox"/> | No plot plan available at this time |
| <input type="checkbox"/> | Misc. information: <u>Water and Sewer available</u> |

COMMENTS PROPOSED FOR INCLUSION IN ZONING ORDINANCE:

COMMENTS: FOR THE BENEFIT OF THE PLANNER PROCESSING THE CASE

RECEIVED

- PLEASE SEND WRITTEN COMMENTS AND RECOMMENDATIONS ON EACH CASE

BY 3-28-12

TO: Reggie Mims

MAR 20 2011
METROPOLITAN PLANNING
COMMISSION

C-18-12

SHREVEPORT METROPOLITAN PLANNING COMMISSION TECHNICAL REVIEW

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- Liquor Cases

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- ☐ Misc. information:

COMMENTS PROPOSED FOR INCLUSION IN ZONING ORDINANCE:

Drive permit required. Pick turning & beach pickup.

COMMENTS: FOR THE BENEFIT OF THE PLANNER PROCESSING THE CASE

- PLEASE SEND WRITTEN COMMENTS AND RECOMMENDATIONS ON EACH CASE

BY 3-28-12

TO: *Reggie Mims*

MAR 28 2011

METROPOLITAN PLANNING
COMMISSION

C-18-12

SHREVEPORT METROPOLITAN PLANNING COMMISSION TECHNICAL REVIEW

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COMMENTS PROPOSED FOR INCLUSION IN ZONING ORDINANCE:

COMMENTS: FOR THE BENEFIT OF THE PLANNER PROCESSING THE CASE

* Does not appear to be any parking for customers or employees. This needs to be addressed or clarified before approval is granted

RECEIVED

- PLEASE SEND WRITTEN COMMENTS AND RECOMMENDATIONS ON EACH CASE

BY 3-28-12

TO: Reggie Mims

MAR 20 2011
METROPOLITAN PLANNING
COMMISSION

J. BEECHER WOOD

943 SOUTHFIELD ROAD SHREVEPORT LOUISIANA 71106

RECEIVED

March 23, 2012

MAR 26 2012

METROPOLITAN PLANNING
COMMISSION

Metropolitan Planning Commission
P. O. Box 31109
Shreveport, LA 71130

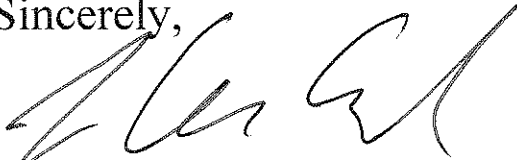
OPPOSITION

Ladies and Gentlemen:

I am writing to express my strong opposition to the application of Richard Elliot, Case No. C-18-12 (see attached notice.)

Pierremont Road already has severe traffic problems between the Interstate 49 and Fairfield Avenue morning and evening of each working day. The last thing we need is a drive-in restaurant to add to the traffic load! Further, the area is residential with a few small low-key businesses (B-1.) If Mr. Elliot wants to build a drive-in restaurant he should find a location zoned B-3, he should not be allowed to downgrade existing B-1 zoning in a residential area. Please deny this application!

Sincerely,



J. Beecher Wood, Manager
Glassell-Wood Partnership

HELEN H. WOOD

943 SOUTHFIELD ROAD SHREVEPORT LOUISIANA 71106

March 23, 2012

**OPPOSITION
RECEIVED**

Metropolitan Planning Commission
P. O. Box 31109
Shreveport, LA 71130

MAR 26 2012

METROPOLITAN PLANNING
COMMISSION

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Sincerely,



Helen H. Wood

NO, NO, NO, NO, NO!!! We do not want the additional traffic (pedestrian + automotive) in this area, nor the added unpleasant sounds, sights, smells, lights and activity that this proposal would cause.
-H.H.W.



**METROPOLITAN
PLANNING COMMISSION**

Shreveport / Caddo Parish

C-18-12

GLASSELL-WOOD PARTNERSHIP, LTD. / OR RESIDENT
943 SOUTHFIELD RD
SHREVEPORT, LA 71106-1536



GEO #: 171413049013900

DATE: March 19, 2012

OPPOSITION

RECEIVED

MAR 26 2012

RE: Case No: C-18-12

APPLICATION: RICHARD ELLIOT

PROPERTY LOCATION: SOUTH EAST CORNER OF PIERREMONT AND WILLARD.
1000 PIERREMONT RD

**METROPOLITAN PLANNING
COMMISSION**

DEAR PROPERTY OWNER: (IF NOT, PLEASE FORWARD TO CURRENT PROPERTY OWNER)

ALL PERSONS WISHING TO ATTEND THIS HEARING ARE INVITED TO BE PRESENT.

AS ONE OF THE OWNERS OF PROPERTY LYING WITHIN THE VICINITY OF THE SUBJECT
PROPERTY, YOU ARE HEREBY NOTIFIED THAT THE SHREVEPORT METROPOLITAN
PLANNING COMMISSION WILL HOLD A PUBLIC HEARING ON April 04, 2012
AT 1:00 P.M. AT 505 TRAVIS ST., GOVERNMENT PLAZA CHAMBER, GROUND FLOOR .

THIS HEARING WILL BE HELD FOR THE PURPOSE OF CONSIDERING THE APPLICATION
OF RICHARD ELLIOT
TO REZONE THIS SITE FROM B-1, BUFFER BUSINESS DISTRICT TO B-3, COMMUNITY
BUSINESS DISTRICT TO PERMIT A DRIVE THROUGH RESTAURANT, OR OTHER
USES WITHIN THIS ZONING CLASSIFICATION AT THIS LOCATION.

B-3 ZONING PERMITS USES SUCH AS AUTO/TRUCK/MOTORCYCLE SALES AND SERVICE,
LUMBER YARDS, WAREHOUSES, PLUMBING CONTRACTORS, DRIVE-IN RESTAURANTS AND A
WIDE RANGE OF OTHER RETAIL GOODS AND SERVICES.

PLEASE NOTE - ANY LETTERS OR PETITIONS SHOULD BE SUBMITTED AT THE
PUBLIC HEARING. IF YOU ARE UNABLE TO ATTEND THE HEARING, THEY MAY
BE MAILED TO OUR OFFICE. ALL INFORMATION MUST BE RECEIVED NO LATER
THAN WEDNESDAY, THE WEEK PRIOR TO THE PUBLIC HEARING. AFTER THAT
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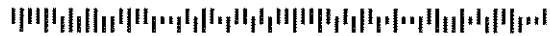


**METROPOLITAN
PLANNING COMMISSION**

Shreveport / Caddo Parish

C-18-12

GLASSELL-WOOD PARTNERSHIP, LTD. / OR RESIDENT
943 SOUTHFIELD RD
SHREVEPORT, LA 71106-1536



GEO #: 171413049013900

DATE: March 19, 2012

RECEIVED

MAR 26 2012

**METROPOLITAN PLANNING
COMMISSION**

RE: Case No: C-18-12

APPLICATION: RICHARD ELLIOT

PROPERTY LOCATION: SOUTH EAST CORNER OF PIERREMONT AND WILLARD.
1000 PIERREMONT RD

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PUBLIC HEARING.

ROBERT J. MARAK

5914 FAIRFIELD AVENUE
SHREVEPORT, LA 71106
318-861-1132
318-861-1831 FAX
rjmarak@comcast.net

Mr. Charles Kirkland
Metropolitan Planning Commission of
Shreveport/Caddo Parish
P.O. Box 31109
Shreveport, LA 71130

Re: Case No. C-18-12, South East Corner of Pierremont and Willard, 1000 Pierremont Rd.

Dear Mr. Kirkland:

I received a notice of a proposed zoning change for the above referenced property. I own office building property at 5914-16-18 Fairfield and 5928-30 Fairfield and the vacant lot between the properties. This property is around the corner from the proposed zoning change.

I will be out of town on April 4, 2012 and will not be able to attend the public hearing. I welcome new commerce into the neighborhood and a restaurant would be fine. As far as B-3, I believe that the B-2 zoning that is immediately to the east and north of the subject property is the appropriate zoning to grant. If a variance or exception is needed to make the drive-in work, then I think this could be granted.

Please be aware that Willard Avenue to the south is very residential. In fact, there is a North Cedar Grove Neighborhood Association (Vassie Morris, President, 5912 Willard Avenue, 868-1201). This group may be concerned about hours of operation and other matters relating to a drive-through restaurant.

Again, I support B-2, with variances to make the project work. I do not support B-3.

Sincerely,


Robert J. Marak

RECEIVED

MAR 28 2012

Metropolitan Planning
Commission

Via mail

C-18-12

ROBERT J. MARAK

5914 FAIRFIELD AVENUE
SHREVEPORT, LA 71106
318-861-1132
318-861-1831 FAX
rjmarak@comcast.net

Mr. Charles Kirkland
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Shreveport/Caddo Parish
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Sincerely,


Robert J. Marak

RECEIVED

MAR 27 2012

Metropolitan Planning
Commission

FAX

Robert J. Marak
5914 Fairfield Avenue
Shreveport, LA 71106

Phone: (318) 861-1132
Fax: (318) 861-1832

TO: Charles Kirklin

DATE:

3/27/2012

NUMBER OF PAGES (INCLUDING COVER):

2

MESSAGE:

See letter re: CASE # C-18-12

Southeast Corner of Prieneman &
Withland, 1000 Prieneman Road.

Original mailed

RECEIVED

MAR 27 2012

Metropolitan Planning
Commission

FAX NUMBER DIALED:

673-6461

RECEIVED

APR 16 2012

Metropolitan Planning
Commission

RECEIVED

APR 16 2012

Metropolitan Planning
Commission

LAW OFFICES

of

L. HAVARD SCOTT, III, P.A.

1049 Southfield Road

Shreveport, Louisiana 71106

Telephone: (318) 868-0441

Facsimile (318) 868-0023

Mobile Line: (318) 218-4052

Admitted In Florida, Louisiana, Texas and Colorado

April 16, 2012

Mr. Arthur G. Thompson
Clerk, Shreveport City Council
City of Shreveport
505 Travis Street
Shreveport, Louisiana 71130

Mr. Charles Kirkland, Director
Mr. Alan Clarke, Zoning Administrator
Metropolitan Planning Commission
City of Shreveport
505 Travis Street
Shreveport, Louisiana 71130

Re: **APPEAL in Case Number C-18-12**
Applicant: Richard E. and Patsy Elliot
SE Corner Pierremont Rd. and Willard St.

Dear Sirs:

The undersigned on behalf of myself and on behalf of concerned neighbors listed herein and others wish to APPEAL the April 4, 2012 decision of the Shreveport Metropolitan Planning Commission in granting B-1 Extended Zoning to Richard N. and Patsy Elliot for their property located in the 1000 block of Pierremont Road, at the SE Corner of Pierremont Rd. and Willard St. in the City of Shreveport ostensibly to establish a drive-thru restaurant serving bar-b-que.

This appeal is lodged on behalf of the following property owners:

L. Havard Scott, III
1049 Southfield Road
Shreveport, Louisiana 71106

Mr. and Mrs. William F. Standke, IV
4718 Fairfield Avenue
Shreveport, Louisiana 71106

Mr. Howard Malpass
5825 Southern Avenue
Shreveport, LA 71106

Mr. George Bakowski
5863 Fairfield Avenue
Shreveport, LA 71104

Mrs. Lydia McClanahan
5806 Fairfield Avenue
Shreveport, LA 71106

Mrs. Barbara L. Hall
1017 Southfield Road
Shreveport, LA 71106

Mrs. Eve Littlefield
1055 Southfield Road
Shreveport, LA 71106

Mrs. Rebecca C. Scott
1045 Southfield Road
Shreveport, LA 71106

I sincerely appreciate your kind consideration of this matter. Please do not hesitate to contact me at any time if you have any questions concerning this matter.

Thanking you for your assistance and cooperation, I remain,

Sincerely yours,



L. Havard Scott, III

c.c. Concerned Neighbors
District C Councilman Oliver Thomas
District B Councilman Jeff Everson
Caddo Commissioner Matthew Linn, 627 Rutherford St., Shreveport, LA 71104

A motion was made by MR. FERDINAND, seconded by MRS. SMITH to recommend approval of the application subject to compliance with the following stipulation:

1. Development of the property shall be in substantial accord with the site plan submitted with any significant changes or additions requiring further review and approval by the Planning Commission.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, WASHINGTON, COLVIN, SPRAWLS, FERDINAND, and Meses. SMITH, DESMARTEAU, DR. WILSON and RUFFINS. Nays: None. Absent: NONE

CASE NO. C-18-12: 1000 blk Pierremont

RICHARD ELLIOTT

Richard E. Elliott, Sr. & Patsy N. Elliott

SE corner of Pierremont and Willard

B-1 to B-3

Restaurant with drive thru or other uses permitted within this zoning classification

DRAFT

Representative and/or support:

Mr. Richard Elliott (5811 Dillingham, Shreveport, LA 71106) No slip filled out

Mr. Denny Reedy (6477 Quinn Church, Shreveport LA 71129)

- ▶ Will comply with all requirements of MPC/Engineering to be able to have his business of preparing BBQ at this site.
- ▶ Is okay with a B-1-E zoning to allow his restaurant and will operate within the parameters of the B-1 hours, 7am to 7pm.

Speaking in opposition:

Mr. Leroy Havard Scott, III (1049 Southfield Road Shreveport LA 71106)

Ms. Barbara Lytle Hall (1017 Southfield Road, Shreveport LA 71106)

Ms. Eva S. Littlefield (1057 Southfield Road, Shreveport LA 71106)

- ▶ Greatest concern was the increase of traffic
- ▶ Wants residential integrity to be preserved for this area
- ▶ Preservation of the historic nature of the Cedar Grove Area

Rebuttal:

- Some just want no more development there.

A motion was made by MR. SPRAWLS, seconded by MR. FERDINAND to recommend approval of B-1-E zoning limited to a "restaurant with a drive thru" only subject to compliance with the following stipulation:

1. Development of the property shall be in substantial accord with a revised site plan showing the site is in compliance with the requests stated by the engineering department having the entrance off Willard and exiting onto Pierremont. This plan shall be submitted to and approved by the Planning Director.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. ANDREWS, WASHINGTON, COLVIN, SPRAWLS, FERDINAND, and Meses. SMITH, DESMARTEAU, DR. WILSON and RUFFINS. Nays: None. Absent: NONE

CASE NO. C-19-12: 7013 Sand Beach

NANCY G. TREADWELL

Fred W. Newton & Shelby E. Newton

East side of Sand Beach Blvd, 500' south of East 70th Street

MPC approval in a B-1 District

Veterinary clinic

Representative and/or support:

Ms. Nancy Treadwell (1044 Dalzell, Shreveport, LA 71104) No slip filled out

Mr. Fred Newton (3851 Betty Virginia, Shreveport LA) No slip filled out

Mr. Denny Reedy (6477 Quinn Church, Shreveport LA 71129)

- ▶ No kennels, no boarding of animals, nothing outside
- ▶ Oxygen tank to be removed
- ▶ May want to build fence in the rear

There was no opposition present

**SHREVEPORT METROPOLITAN PLANNING COMMISSION
SUMMARY MINUTES OF THE PUBLIC HEARING
April 4, 2012**

A regularly scheduled public hearing of the Shreveport Metropolitan Planning Commission was held on Wednesday, April 4, 2012, at 1:00 p.m. at Government Plaza Chamber, 505 Travis Street, Shreveport, Caddo Parish, LA. The Board members met for lunch prior to the public hearing.

Members Present

Winzer Andrews, Chairman
Chris Washington, Vice Chairman
Lea Desmarteau, Secretary
Larry Ferdinand
Desi Sprawls
Dale Colvin
Bessie Smith
Mary Wilson
Mary Ruffins

Staff Present

Charles Kirkland, Executive Director
Roy Jambor, Senior Planner
Alan Clarke, Zoning Administrator
Stephen Jean, Senior Planner
Ione Dean, Senior Planner
Judy Negrete, Management Assistant
Dara Sanders, Master Plan Administrator

Bus Tour

Tour was cancelled; members were encouraged to individually tour the sites.

Members Absent

None

Others Present

Jeff Everson (portion)
David Cox (portion)
Kosha Gilbert, Asst. City Attorney

The hearing was opened with prayer by **MR. SPRAWLS**, with the public being invited to participate.

The meeting was called to order and the procedure in hearing the applications on today's agenda was explained. All who wished to speak were urged to speak clearly into the microphone and to give their name and mailing address for further reference.

All decisions rendered by the Metropolitan Planning Commission are subject to appeal to the appropriate governing body, either the City Council or the Caddo Parish Commission. Appeals must be filed within 10 days from the date a decision is rendered by the Metropolitan Planning Commission.

In compliance with legislative action, anyone wishing to comment on any item on the agenda, not scheduled for public hearing on this date, will be permitted 3 minutes to do so at the end of this meeting.

- ▶ Presentation of plaque to out-going member Chris Washington
- ▶ Presentation of plaque to immediate past Chairman, Mary Ruffins
- ▶ Presentation by Like LaBas with the Shaw Group: Regional Utility District Master Plan

■ **APPROVAL OF MINUTES**

A motion was made by **MR. COLVIN**, seconded by **MRS. SMITH**, to approve the minutes of the March 7, 2012 public hearing as submitted.

The motion was adopted by the following 9-0 vote: Ayes: Messrs. **ANDREWS, WASHINGTON, COLVIN, SPRAWLS, FERDINAND**, and Meses. **SMITH, DESMARTEAU, DR. WILSON** and **RUFFINS**. Nays: None. Absent: **NONE**

▶ **DEDICATIONS/ABANDONMENTS/SITE PLANS/SUBDIVISIONS/MPC APPROVALS**

CASE NO. SP-17-12:

FIRST CHOICE PROPERTY & DEVELOPMENT

John Haynes Jr, et al
Brandon McCain
SE corner of Roy Road and Old Mooringsport Road
R-A and B-1 (B-2 is requested)
Haynes Subdivision

On March 7th this case was deferred and continued to the April 4, 2012 public hearing



The Council
City of Shreveport

ARTHUR G. THOMPSON
CLERK OF COUNCIL
POST OFFICE BOX 31109
SHREVEPORT, LA 71130

E-MAIL ADDRESS:
athompson@ci.shreveport.la.us
PHONE (318) 673-5262
FAX (318) 673-5270

April 17, 2012

Mr. L. Havard Scott, III
1049 Southfield Road
Shreveport, LA 71106

Mr. and Mrs. William F. Standke, IV
4718 Fairfield Avenue
Shreveport, LA 71106

Subject: CASE NO. C-18-12: SE corner of Pierremont & Willard

Dear Mr. Elliott:

Your appeal of the decision of the Shreveport Metropolitan Planning Commission will be presented to the City Council at its regularly scheduled meeting at 3:00 p.m. on **Tuesday, May 8, 2012**. On that date (or some later date) the Council will either affirm, modify, reverse or remand the decision rendered in the above referenced case.

You are further advised that you (or any other interested party) may submit additional written comments summarizing your position. In order for written comments to become a part of the record and be considered by the Council, all written comments must be submitted to this office (Government Plaza, 4th Floor, 505 Travis Street, Shreveport, LA 71101) no later than **Wednesday May 2, 2012**.

If you have any questions regarding this information, please contact the Council Office at 673-5262.

Sincerely,

A handwritten signature in cursive script that reads "Arthur G. Thompson".

Arthur G. Thompson
Clerk of Council

AGT:mkr

xc: Mr. Richard Elliott, applicant (5811 Dillingham, Shreveport, LA 71106)
Ms. Eva S. Littlefield (1057 Southfield Rd., Shreveport, LA 71106)
Ms. Barbara L Hall (1017 Southfield Rd., Shreveport, LA 71106)
Mr. Jeff Everson (1053 Boulevard, Shreveport, LA 71106)
Mr. Thomas Cashio (4761 Richmond Av., Shreveport, LA 71106)
Mr. Denny Reedy (6477 Quinn Church Rd., Shreveport, LA 71129)